THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1074459 DEEDWARR
11/22/2023 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $4,421.50
20231122-0090910

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Louis Warren Van Gelderen, Janet Elaine Van Gelderen, and Amy Beth Van Gelderen 1412 Woodmont Boulevard Nashville, TN 37215	Owner	117-12-2D-001-00CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Alex Hayden, an unmarried man, and Christy Coggin Hayden, an unmarried woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Louis Warren Van Gelderen and Janet Elaine Van Gelderen, husband and wife, and Amy Beth Van Gelderen, together as Joint Tenants with Right of Survivorship**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Certain real property situate in Davidson County, Tennessee, and being **Unit A of 1412 Woodmont Boulevard**, as shown on Exhibit "B" of the Declaration of Protective Covenants, Conditions and Restrictions for 1412 Woodmont Boulevard, a Horizontal Property Regime with Private Elements, established pursuant to the provisions of the Tennessee ' Horizontal Property Act: as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof, to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Protective Covenants, Conditions and Restrictions for 1412 Woodmont Boulevard, and By Laws appended thereto, establishing a Horizontal Property Regime of 1412 Woodmont Boulevard, appearing of record in Instrument 20190221-0015557, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alex Hayden and Christy Coggin Hayden, joint tenants with right of survivorship, by Warranty Deed from Azizuddin Sayed of record in Instrument No. 20200709-0074939, dated July 6, 2020 and recorded in July 9, 2020, Register's Office for Davidson County, Tennessee.

This property is commonly known as 1412 Woodmont Boulevard, Nashville, TN 37215*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands, as of the dates noted below:

Alex Hayden Date: 11/9/23

Alex Hayden

Christy Coggin Hayden Date: 10/7/23

Christy Coggin Hayden

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alex Hayden,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9 day of **November, 2023:**

Notary Public

My Commission Expires: _____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 2026

COUNTY OF St. Johns

Notice to Notary: ***DO NOT ALTER form of acknowledgment below,*** **even if you are taking the acknowledgment in a state other than Tennessee. This form is correct for use regarding Tennessee property. Separate witnesses are not required.**

You must affix your stamp or seal of office.

STATE OF FLORIDA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christy Coggin Hayden,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of **November, 2023:**

Notary Public

My Commission Expires: 06/14/2025

DENNIS A VAN DEUSEN
Notary Public - State of Florida
Commission # HH 127073
My Comm. Expires Jun 14, 2025
Bonded through National Notary Assn.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$1,195,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 9 DAY OF **November, 2023**:

Notary Public

My Commission Expires: _____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 2026

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/9/2023 (date of document).

Date: 11/22/2023

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 22nd day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026